

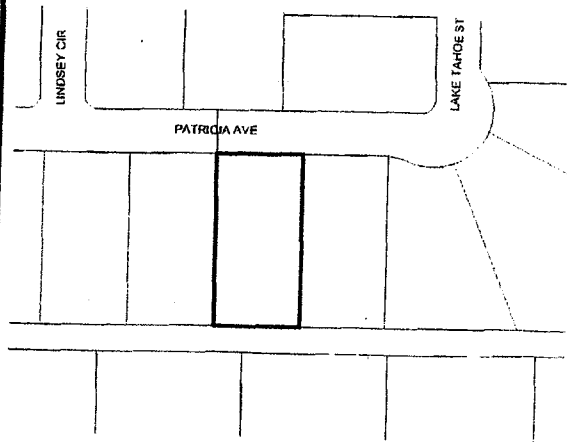
## Application Information

VAR-25491 - VARIANCE - PUBLIC HEARING -  
APPLICANT/OWNER: HANER FAMILY TRUST - Request for a  
Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE  
12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue  
(APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6  
(Ross)

To Oppose !!

Do not want!

## Application Location




The proposed project may not pertain to the entire highlighted project site.

## Public Hearing Information

Meeting: Planning Commission  
Date: December 20, 2007  
Time: 6:00 P.M.  
Location: City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Haner Family Trust  
\*  
Also know AS

**HANER**  
  
**CONSTRUCTION**  
Kevin Haner / Owner  
office: 804-1570  
Fax: 804-1571 [hanerconstruction.com](http://hanerconstruction.com) cellular: 303-3402  
Licensed Bonded and Insured  
Nevada Contractors License 47419

Submitted at Planning Commission

Date 12/20/07 Item 27

= Oppose =  
Planning Commission 12-20-07

The following reasons for being against the Haner Trust Patio Cover VAR-25491

1. It is already more than just a patio cover. It has become a "sundeck" with wrought iron stairs not just a "roof" over a Patio area, with out permits or variances. Mr. Haner is a General Contractor therefore he is aware of the requirements.
2. The sundeck impedes our right to privacy by:
  - a. Being higher than the existing fence
  - b. Being higher than the \$3000.00 worth of trees that have been planted to try to have privacy from the Haner family
  - c. Directly provides access to:
    - i. Visual
      1. Back Yard area of adjacent neighbor hood properties
      2. Patio and Bar-B-Que area of adjacent neighbor hood properties
      3. Spa & Pool Area of adjacent neighbor hood properties
      4. Lighting interference with Master Bed Room adjacent neighbor hood properties
      5. Lighting interference with Dining Room and Kitchen areas of neighbors property
    - ii. Audible
      1. Noise including but not soley pertaining to dog barking, parties and children with our reasonable supervision.
3. The sundeck would also allow the Haner family to conduct their parties on the deck, thus causing infraction to local noise ordinances. They have several parties yearly at which they have had "bands" and "singers" or some reasonable facsimile thereof and horseshoe pitching contests. These parties go on well in to the early morning hours. We have had to install dual pane windows to cut down on the noise level. They will not respond to requests to lower the level of noise currently being created in the patio area the noise will be even louder with the Sundeck open.

The law defines Noise as = usually loud, annoying or unwelcome sounds "plainly" audible to the human ear at a distance of 50'
4. The Haner's began the installation of the Patio Cover/SunDeck with out obtaining proper variance or permit requirements as they have numerous other projects on their property.
5. In the past the Haner's have ignored requirements for permits when building the addition to their home, installing the pool and building the warehouse/garage with fireplace & carport
6. The Haner's have ignored other ordinances as well. For example they have been

sited numerous times for allowing their dogs to roam the neighbor hood. When Mr. Haner's dog charged at people on my property in a vicious manner, Mr. Haner was requested to keep his dog under control. His response was "I don't have to keep anything under control, Nobody controls me or my property." They have been investigated for building a "parking lot on private property not owned by them, for their employees to park during work hours, infringing on neighbors property by placing a High Beam spot light so as to be directed at the neighbors property as well as running a business from the property with out proper permits and/or licenses.

7. The Haner's have had several police complaints regarding their inability to control their children or see to child safety. For example the children would jump from their trampoline on to the fence that is located on our property. At that time they would stand there yelling obnoxious and sometimes obscene statements at people in our backyard or in our patio area. When we asked the Haner's to stop their children from these antics, they just laughed. Shortly afterwards objects were thrown over the fence striking one of the animals and just missing people in our backyard. The only way to get them to stop was to call the police and file a complaint.
8. Their children have already been up on the roof/sundeck climbed over the railing on to the roof of their other addition and from there jumped either in to their pool or on to their trampoline. The parents were present in the yard while the children did this repeatedly. We observed this from our patio area. The children made obnoxious statements as they waved at us from their perch on the sundeck.
9. Mr. Haner has admitted to running his business from his "Mother-In-Law add on room. He has since denied those statements to inspectors when questioned, however he has built a parking area on the adjoining property upon which his employees park daily. His employees meet at this work location each morning to get their job assignments, work materials and return to this location at the end of each shift. The "garage" on the property is a supply warehouse for building materials.
10. Regardless of "promises" or commitments that the Haner's will make to the commission it will not be long before they are breaking them. As they have demonstrated repeatedly when requested by Inspectors, Animal Control Enforcement and Law Enforcement.
11. The Haner's continually use illegal fireworks during the June, July and August time frames. Those "bottle" & "Cannon" Rockets and other materials are directed at our property as is seen with the reminisces found on our property.

These items are brought up for consideration to reflect the type of people that are asking for this variance now that they have been forced to request it. They have demonstrated a

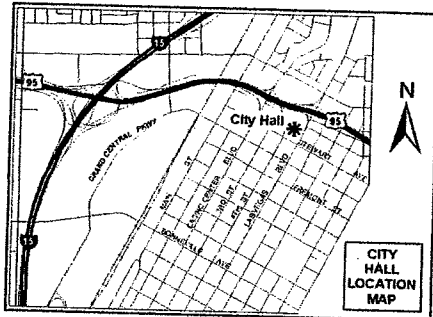
total contempt for their neighbors and for law enforcement in general.

We ask for our right to privacy and request that the Variance be denied.

Cathlene Enos  
5117 W. Patricia  
Las Vegas 89130  
656-9337

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

## Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

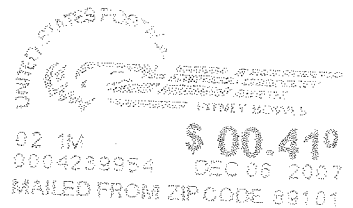
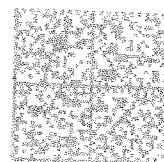


I SUPPORT  
this Request



I OPPOSE  
this Request

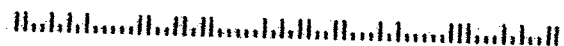
VAR-25491



13801711005  
ENOS CATHLENE A  
5117 PATRICIA AVE  
LAS VEGAS NV 89130-2609

Case: VAR-25491

89130+2609 0003



To Whom it may concern:

We the signed below are Opposed to...

VAR-25491 Variance ( Haner Family Trust)

Planning Commission is on Dec. 20, 2007

- ① Mrs. Mr. Carrillo's. (702) 438-9858.  
Guillermina Carrillo 5300 Patricia Ave Las Vegas NV  
Lille Carrillo 89130
- ② Raul & Hilda Saucedo 5116 Hickam Ave. Las Vegas NV 89130  
(702) 452-2374
- ③ Gerardo & Mary Louisa 5151 Hickam Ave Las Vegas NV 89130  
(702) 591-5472
- 4 DWAYNE AKO - 5129 Hickam LV. NV 89130  
702-656-1048
- 5 Matt Ross 4200 Lake Tahoe  
702-885-5292
6. Wendell D. Gentry 5306 Hickam Ave  
Note! 702-658-9465

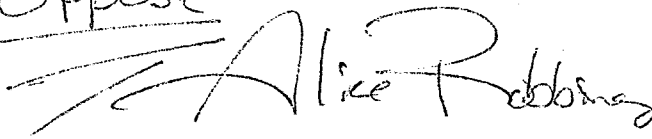
I certainly understand the concerns of the residence at  
5117 Patricia Ave - There are no two story homes in the  
area and the privacy to their rear yard will be compromised

7. Pat Hunt 4309 Bradley Rd. Las Vegas, Nev. 89130  
6453100

To Whom it may concern:  
We the signed below are Opposed to...  
VAR-25491 Variance ( Haner Family Trust)  
Planning Commission is on Dec. 20, 2007

① Joe Ben 4229 THIMBLD, 396-5639

② Oppose

 Alice Robbins 5117 Patricia 655-9480

③ Wendy Selu 5206 Hickam AVE 658-4077

④ Neak H. Luter 5208 Hickam 452-2817

⑤ Garden Fatela 5202 Hickam Ave. 448-6642

⑥ Selma Punnett 5141 Hickam Ave 658-3851

To Whom it may concern:

We the signed below are Opposed to...

VAR-25491 Variance ( Haner Family Trust)

Planning Commission is on Dec. 20, 2007

- ① ~~Bob~~ 3601 BRADLEY RD. 656-9694
- ② Simon Thorne 4312 Lake Thorne St. 604-9881.
- ③ Kathleen Yoney 5204 HICKAM AV 656-1068
- ④ Amanda Hoffman 5304 Patricia Ave. 395-1072
- ⑤ John Wixen 5309 Patricia av 656-1288
- ⑥ would have been OK if it was just a Patio cover and done with right variances & approvals
- ⑦ ~~My~~ 5305 Patricia Ave 663-3095
- ⑧ Beverly Van Wie 5117 Patricia 656-9337



View from Bedroom

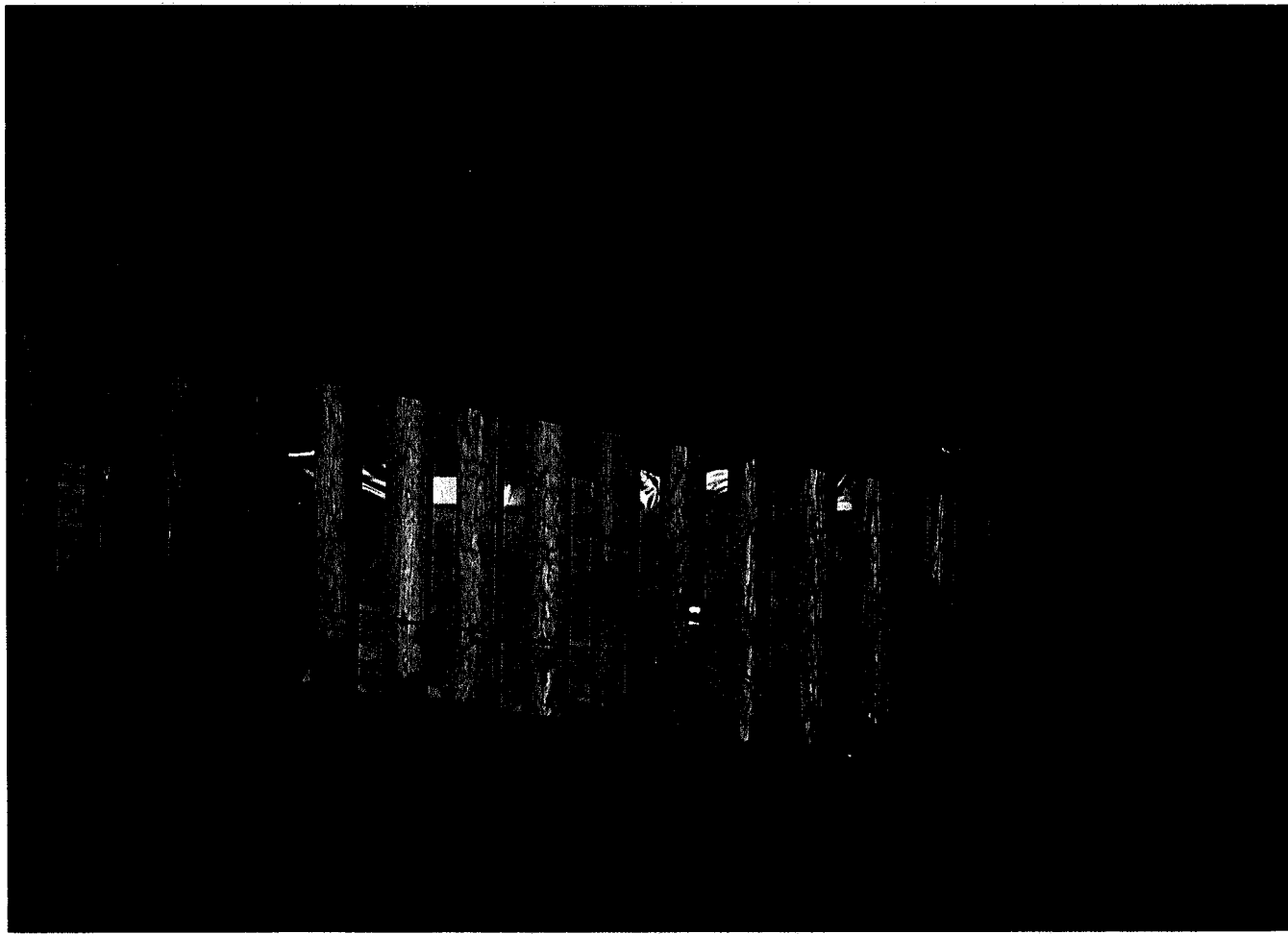


View from Dining Room

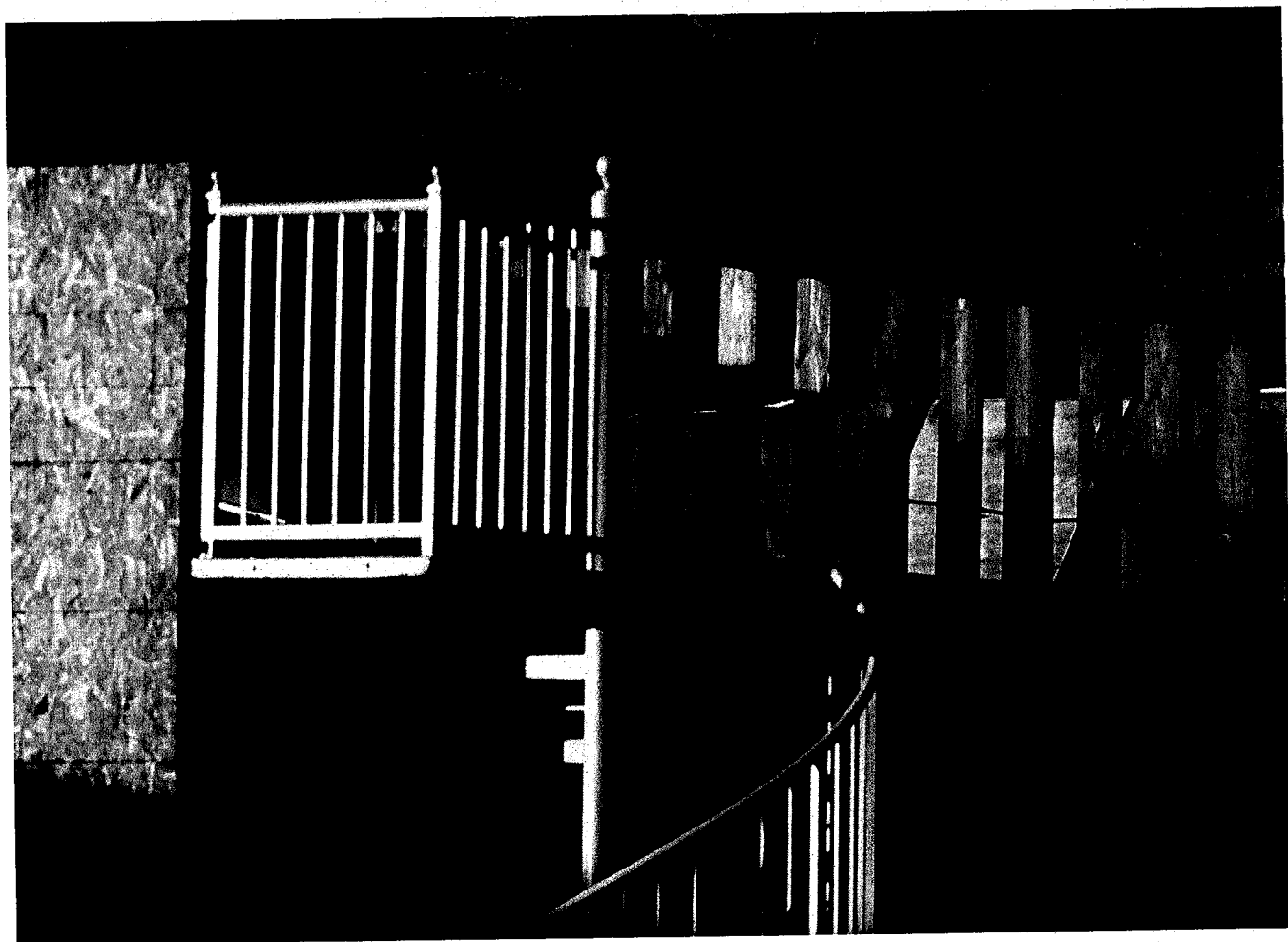




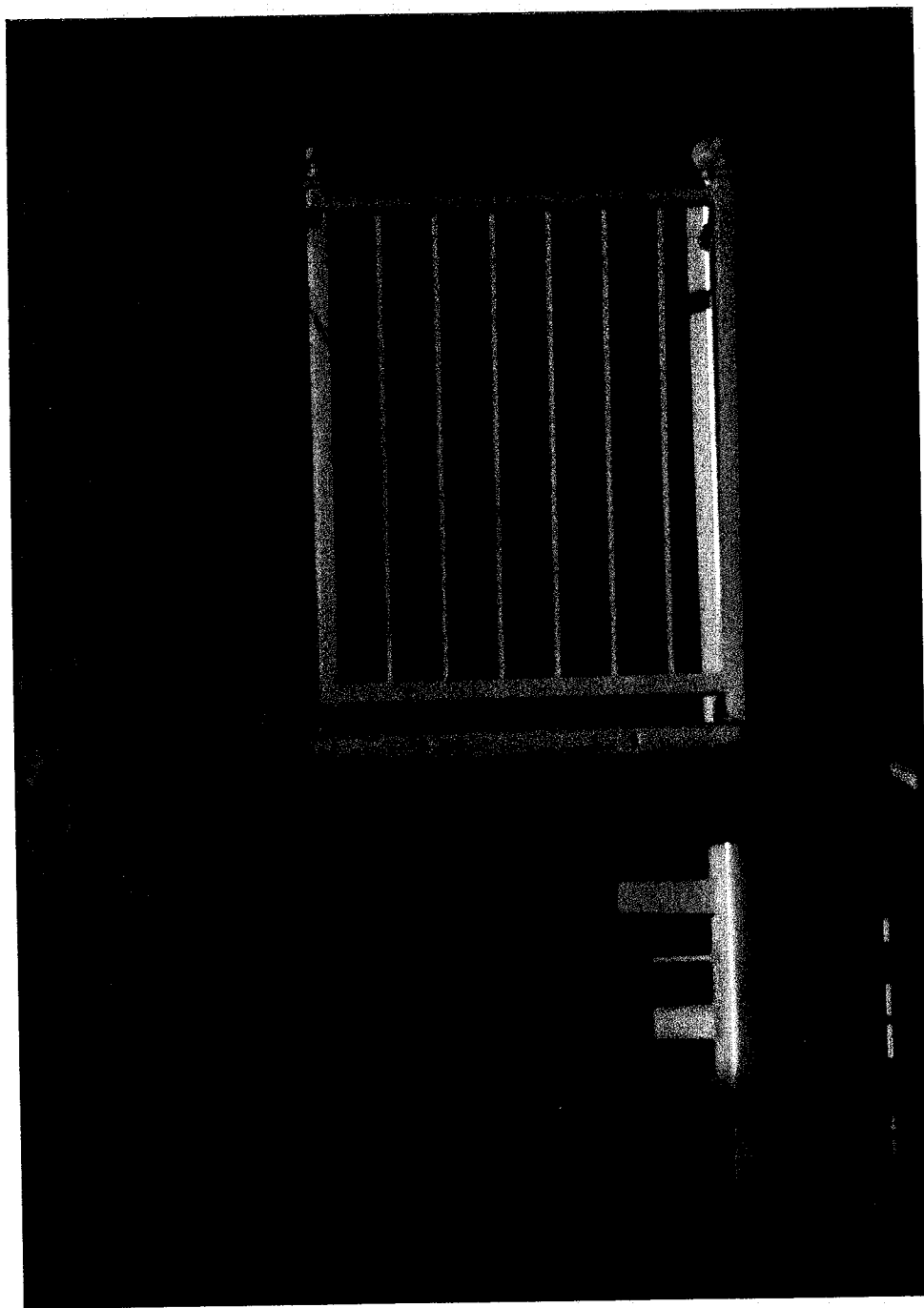
Deck higher than Camper



Way above Roof Top



Set up with Power for  
Light & Amps for Band



←  
my 6 foot  
Brick wall



Above roof Top

